

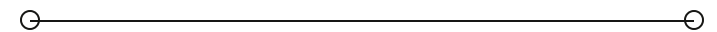


**SALE / LEASE**

**1156 N Bonnie Brae St**

**1156 N BONNIE BRAE ST**

Denton, TX 76201



**PRESENTED BY:**

**BRYSON HUDGENS**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,190,000
<b>LEASE RATE:</b>	Call for Pricing
<b>AVAILABLE SF:</b>	5,896 SF
<b>LOT SIZE:</b>	29,620 SF
<b>BUILDING SIZE:</b>	5,896 SF

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### PROPERTY DESCRIPTION

Introducing an exceptional opportunity for office building investors - a 5,986 SF medical office building situated in the high-growth corridor of Denton, TX. This vacant building is perfect for an owner/user looking to grow. The property offers flexibility for a range of medical or professional office uses. The building features a functional layout, modern infrastructure, and ample parking to accommodate patients or clients. Located along a prominent thoroughfare with excellent visibility and easy access to Interstate 35, Loop 288, and nearby residential neighborhoods, the site is ideally positioned to serve Denton's growing population.

### LEASE DESCRIPTION

Prime 5,986 SF office building for lease in Denton featuring open lab-style spaces, private offices, and enclosed rooms. Built in 2001 and well-maintained, the property offers a flexible layout suited for a variety of professional uses. Convenient location with excellent accessibility to major roadways and Denton's growing business community.

## ADDITIONAL PHOTOS



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# FLOOR PLAN



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## DENTON CITY INFO



### LOCATION DESCRIPTION

Explore the lively atmosphere of Denton, TX, where the energy of a college town meets the charm of a historic downtown. In the heart of Denton, the Historic Downtown Denton Square is the hub of eclectic shops, boutiques, local eateries, and entertainment venues that draw individuals and families from all over. The unique mix of businesses and popular attractions remains a vital part of the city.

### LOCATION DETAILS

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<b>COUNTY</b>	Denton
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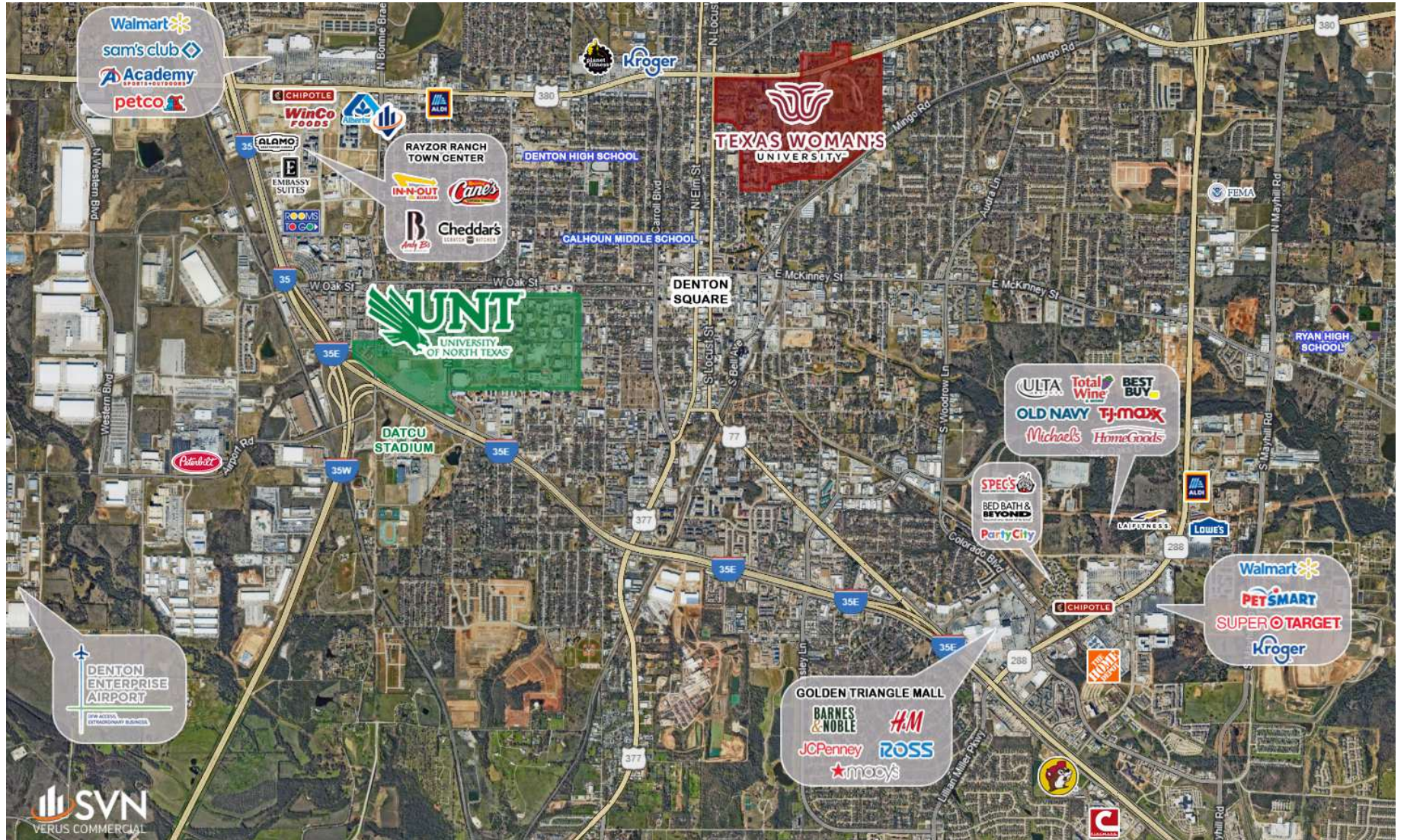
### LOCATION BENEFITS

- Denton is one of the fastest-growing cities in Texas, with strong population and business expansion trends.
- This strategic North Texas city is positioned at the intersection of I-35, offering easy access to the DFW Metroplex, major highways, and regional markets.
- Home to two state universities, the University of North Texas and Texas Woman's University, bringing a dynamic workforce, talent pool, and built-in customer base.
- Denton is known for its lively music scene and frequent community events, driving local engagement and out-of-town visitors year-round.
- Downtown Denton features pedestrian-friendly streets, public transportation options, and proximity to the A-train commuter rail.

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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

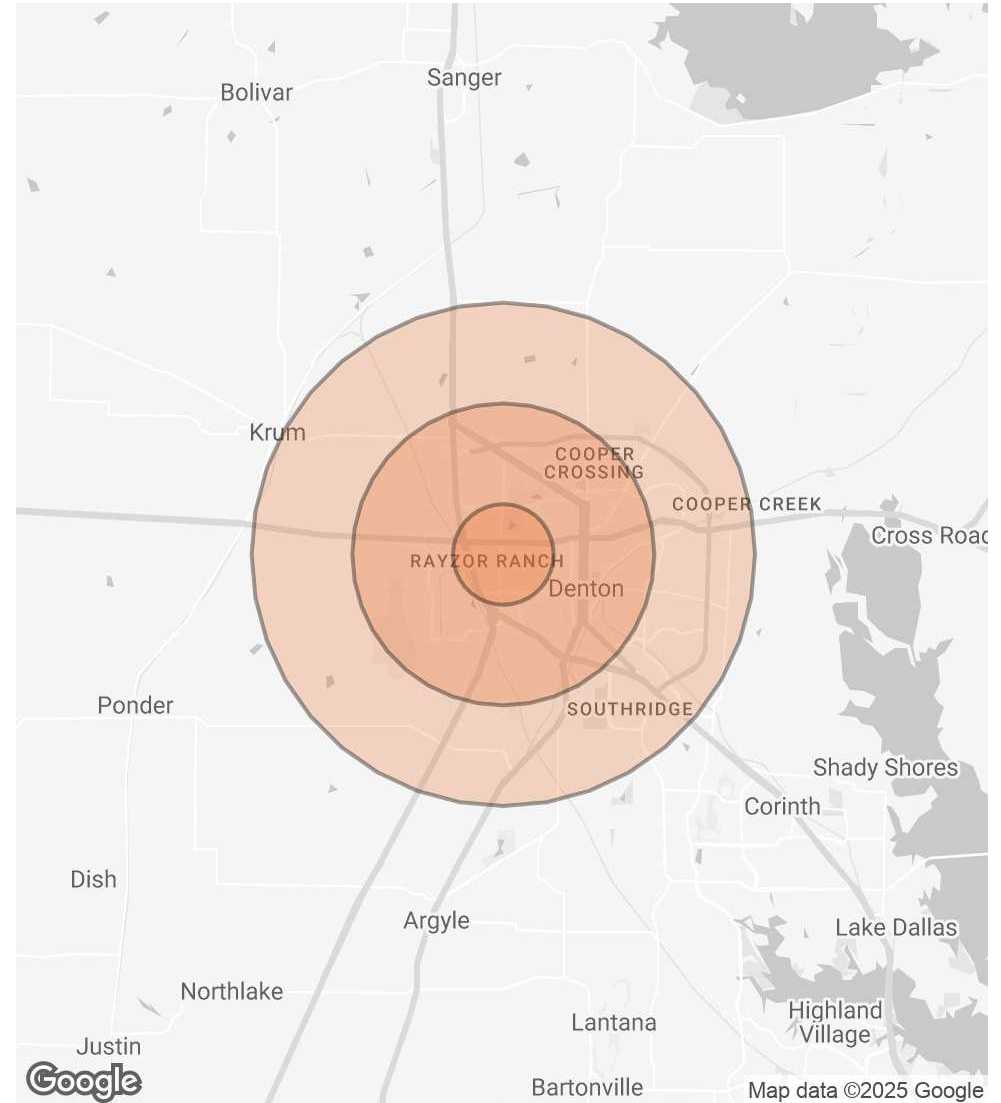
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	11,590	66,010	115,896
<b>AVERAGE AGE</b>	35	34	35
<b>AVERAGE AGE (MALE)</b>	34	33	34
<b>AVERAGE AGE (FEMALE)</b>	36	34	35

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,249	27,458	46,348
<b># OF PERSONS PER HH</b>	2.2	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$65,456	\$68,988	\$82,177
<b>AVERAGE HOUSE VALUE</b>	\$368,942	\$351,649	\$356,247

Demographics data derived from AlphaMap



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**LISTING CONTACTS**



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